



HAMBLETON
ESTATE AGENTS

**82 PEACH PIE STREET
WINCANTON
BA9 9FP**



£135,000

- ◆ **SPACIOUS TWO BEDROOM SECOND FLOOR FLAT**
- ◆ **LIGHT AND AIRY LIVING ROOM**
- ◆ **MODERN FITTED KITCHEN WITH HILL TOP VIEWS**
- ◆ **NO FORWARD CHAIN ◆ IDEAL FIRST TIME BUY OR INVESTMENT**
- ◆ **ALLOCATED PARKING ◆ GAS CENTRAL HEATING**

82 Peach Pie Street, Wincanton, Somerset, BA9 9FP.

A spacious two bedroom second floor flat situated on a popular residential development. This delightful property will make the perfect home for a first time buyer or an investment ready for a tenant to occupy. The living room is the main feature being light and airy with a large bay and French doors opening to a Juliet balcony. An opening leading through to a modern stylish kitchen with a window enjoying hill top views. There are two bedrooms, spacious hallway, allocated parking and the comfort of gas central heating. We highly recommend an internal viewing of this delightful home to avoid missing out on being the next owner.

LOCATION: The town of Wincanton is an appealing South Somerset town bordering the counties of Dorset and Wiltshire. Local amenities including a Co-Op supermarket, butcher, bakery, fruit and veg and whole foods shop, Morrisons, Lidl, Health Centre, Post Office, library, cafes, eateries and sports centre with gym and swimming pool. The town has a thriving community with an active library as well as a community centre at the Balsam Centre which has a busy schedule of classes and groups. The town is a 10 minute drive from the fantastic offerings of Bruton including the Hauser & Wirth Art Gallery and Roth Bar & Grill, 10 minutes from the impressive highly-regarded Newt Hotel, 15 minutes from the pretty market town of Castle Cary and 20 minutes from the attractive Dorset town of Sherborne. It is also close to the A303 for an easy drive to/from London (approx 2 hours drive) and Berry's coaches which operates a twice daily service to London. Other local attractions are a number of National Trust properties including Stourhead and approximately an hour's drive from the beautiful Dorset coastline featuring some of the best beaches in the country. There is a Waitrose 10 minutes away in Gillingham or at Sherborne and an excellent local farm shop and restaurant at Kimbers (5 minutes away). There is also the renowned Wincanton racecourse, Cale Park with children's play area, skatepark, café, and pretty River Cale which runs through to the countryside behind Loxton House.

ACCOMMODATION

Communal entrance with stairs rising to the second floor landing, inner lobby and front door to:

ENTRANCE HALL: A spacious hallway with radiator, cloak hooks, security entry phone and smooth plastered ceiling with smoke detector.

LIVING ROOM: 14'4" x 12' This is a delightful light and airy room with dual aspect double glazed windows to the side and rear aspects, radiator, smooth plastered ceiling and wide opening to:

KITCHEN: 9'1" x 8'4" (max) Inset single drainer stainless steel sink unit with cupboard below, further range of matching wall, drawer and base units with work surface over, built-in electric oven with inset gas hob above, extractor, double glazed window to rear aspect, space for fridge/freezer, dishwasher and washing machine, cupboard housing gas boiler supplying domestic hot water and

radiators, and smooth plastered ceiling with smoke detector.

BEDROOM 1: 12'10" (max) x 8'5" Radiator, double glazed window to side aspect and smooth plastered ceiling.

BEDROOM 2: 8'7" x 7'6" Radiator, double glazed window to side aspect and smooth plastered ceiling.

BATHROOM: Panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, tiled to splash prone areas, radiator and smooth plastered ceiling.

OUTSIDE

Allocated parking for one car.

DIRECTIONS: From our office in Wincanton proceed up the High Street towards Bayford and turn first right into Common Road. Turn left into Deanesly Way and proceed to the end of the road and into the development. Bear right into Peach Pie Street and the property will be found on the right by the left hand bend.

SERVICES: Mains water, electricity, drainage, gas central heating and telephone all subject to the usual utility regulations.

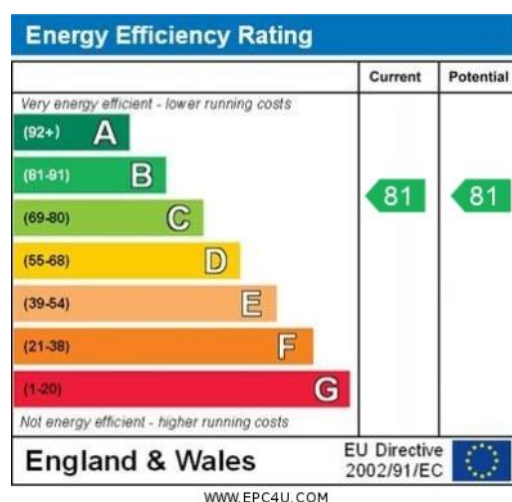
COUNCIL TAX BAND: B

TENURE: Leasehold (125 years from 1 January 2010)

SERVICE CHARGE: £1934.68 per annum

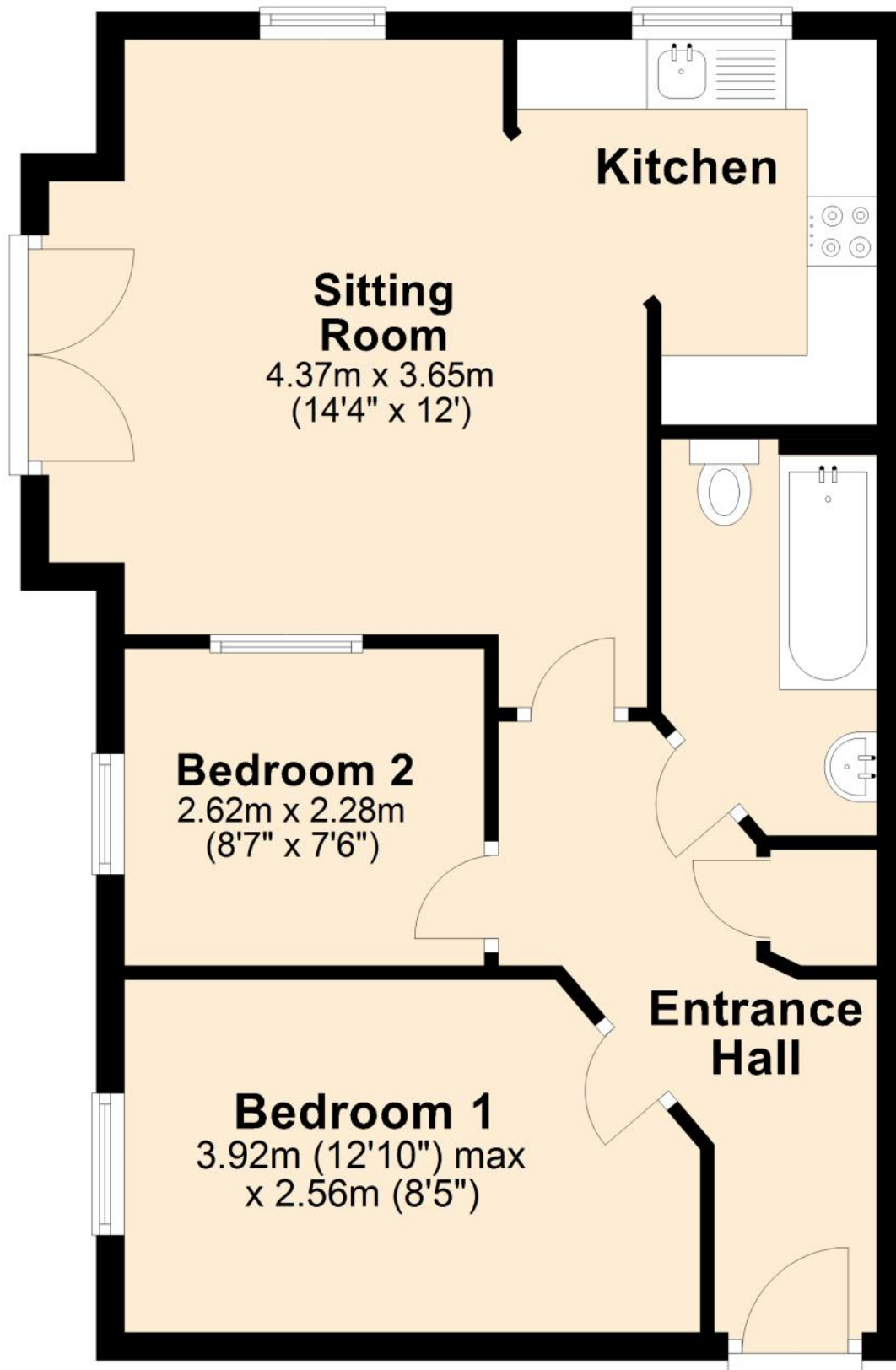
GROUND RENT: £250 per annum

VIEWING: Strictly by appointment through the agents.



Second Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



Total area: approx. 51.7 sq. metres (556.9 sq. feet)



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Important Note: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute, or form part of, an offer or a contract. No responsibility is taken for any error, omission or mis-statement in these particulars. Hambleton do not make or give whether in these particulars, during negotiation or otherwise, any representation or warranty whatsoever in relation to this property.

